BOOK 6030 PAGE 538 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 1983

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

Mail
TO: WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Pratt etux (NAME)	Fourth Federal (NAME)	104-15-245
2313 Sunset Place (STREET ADDRESS OR ROUTE NUMBER)	158 MADISON Ave (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TN 38103 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steve M. Hays, unmarried, and Ronald Gobbell and wife, Phyllis C. Gobbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Pratt and wife, Susan K. Swanson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 10 on the Plan of Lots of Linden and West Linden, of record in Book 1130, page 42, Register's Office for said County.

SAID Lot No. 10 fronts 60.4 feet on the southerly margin of ~~Linden~~ SUNSET** Place and extends back between lines 133.1 feet on the westerly line and 128.5 feet on the easterly line to a line on the rear on which it measures 60 feet.

BEING the same property conveyed to Steve M. Hays, unmarried, and Ronald Gobbell and wife, Phyllis C. Gobbell, by deed from James W. Thomas, Executor under the Will of Lemma Fadyne Fulghum, deceased, of record in Will Book 130, page 431, Probate Court of Davidson County, Tennessee, of record in Book 5669, page 859, Register's Office for Davidson County, Tennessee.

**note: now known as Sunset Place.

Also conveyed herewith are 2 stoves, 2 dishwashers, 2 refrigerators, and 1 air conditioner located at the premises at the time Grantees took possession.

It is expressly provided that Grantors warranties herein set forth shall not include any bills for labor or materials contracted for or authorized by the Grantees prior to closing and Grantees by their acceptance hereof agree to indemnify Grantors and their agent against any liability arising by reason of any such bills or claims.

This is unimproved ( ) improved (X) property, known as 2313 Sunset Place, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of June, 1983

Steve M. Hays

Phyllis C. Gobbell
by Susan Swanson
attorney in fact

07/07 211.90-

3937

STATE OF TENNESSEE
Davidson County

BOOK 6090 PAGE 539

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve M. Hays and Ronald Gobbell

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1983.

Commission expires 7-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
STEVEN Stephen M. Hays, et al

TO
Stephen Swanson and wife,
Susan K. Swanson

H 5 8 7 5 6

IDENTIF. T REFERENCE

JUL 7 11 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Gordon, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Phyllis C. Gobbell as the free act and deed of the with in named Phyllis C. Gobbell.

Witness my hand and official seal at Nashville, Tennessee, the 27th day of June, 1983.

My Commission Expires: 7-17-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6090 PAGE 540

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			79000.00- CO	
			205.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	211.90-
9937A07/07/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-5-6
H 5 8

IDENT. REFERENCE

JUL 7 11 30 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961730